

CITY OF MANCHESTER
PLANNING AND ZONING COMMISSION
MEETING MINUTES
June 13, 2016

<u>COMMISSIONERS</u>	<u>CITY OFFICIALS AND STAFF</u>
Jason Truesdell, Chairman (2018) James Labit, Secretary (2016) Joni Korte (2016) Nelson Nolte (2017) Jack Fluchel (2019) Mark Smith (2018) Dave Willson, Mayor	Mike Clement, Alderman, Ex-Officio member Erika Kennett, Director of Planning & Zoning Kimberly Fels, Recording Secretary
<u>CASES</u>	<u>REPRESENTATIVES OF CASES</u>
<p>A. CASE #16-SUP-005 – A request for a Special Use permit has been made by Muhammad Pervez of Sawan Foods LLC. d/b/a Café Lazeez to operate a standard restaurant at 14248 H Manchester Road. The property is zoned C-1 Commercial District.</p> <p>B. CASE #16-SUP-006 – A request for a Special Use permit has been made by Hutkin Development on behalf of Breakout Operating, LLC for an Amusement establishment located at 14523 Manchester Road. The property is zoned C-1 Commercial District.</p> <p>C. CASE #16-REZ-001 - A request for Rezoning has been made by Thompson Thrift Development, Inc./Watermark Residential to rezone a tract of land at 322 Highlands Boulevard from R-1 Single Family Residential District to PRD Planned Residential District.</p>	<ul style="list-style-type: none">• Muhammad Pervez Café Lazeez 14248 H Manchester Road Manchester, MO 63011 314-540-8621• Bryce Anderson of Breakout Games & Gene Holtzman of Hutkin Development 1031 Wellington Way, Ste. 115 Lexington, KY 40513 859-559-9181 & 314-872-9140• Gary Feder Husch Blackwell 190 Carondelet Plaza St. Louis, MO 63105 314-480-1705• Carrie LaFay & Jose Kreutz Watermark Residential 111 Monument Circle Indianapolis, IN 46202 317-454-8016

1. CALL TO ORDER

Acting Chairman Fluchel called the Planning and Zoning meeting of June 13, 2016 to order at 7:07 p.m.

2. **ROLL CALL**

Chairman Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Excused	Chairman Jason Truesdell	Excused
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Nelson Nolte	Excused	Erika Kennett, Director	Present
Mayor David Willson	Present	Kimberly Fels, Recording Secy	Present

3. **APPROVAL OF MINUTES**

Commissioner Korte made the motion to approve the minutes of May 9, 2016. Motion seconded by Commissioner Smith; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

4. **APPROVAL OF AGENDA**

Acting Chairman Fluchel asked if there were any changes to the agenda. Commissioner Korte made the motion to approve the agenda as presented. Commissioner Smith seconded; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

5. **OLD BUSINESS**

A. **No Old Business**

6. **NEW BUSINESS**

- A. **CASE #16-SUP-005**— A request for a Special Use permit has been made by Muhammad Pervez of Sawan Foods LLC. d/b/a Café Lazeez to operate a standard restaurant at 14248 H Manchester Road. The property is zoned C-1 Commercial District.

The introduction to the case was given by Director Erika Kennett. Ms. Kennett referenced that City Staff realized a clerical error in paperwork for restaurant Café Lazeez located at 14248 H Manchester Road. All restaurants in the C-1 Commercial district require a Special Use Permit. In the transfer of ownership of Café Lazeez from FIFA, LLC to Sawanfoods, LLC in 2011 there failed to be a transfer of Special Use Permit in like manner.

Director Kennett continued stating that Sawanfoods, LLC d/b/a Café Lazeez has been in good standing with the City over the years with a current business license. Granting the Special Use Permit will allow all the correct paperwork to be filed for this restaurant to continue business in the City of Manchester.

Acting Chairman Fluchel asked Mr. Muhammad Pervez to speak a few words describing the Café Lazeez restaurant. Mr. Pervez said that Café Lazeez in a small family-owned restaurant that serves burgers and pizzas.

There were no questions from the Commission.

Commissioner Korte made the motion for approval of the Special Use Permit of CASE #16-SUP-005. Commissioner Smith seconded the motion; motion was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

- B. CASE #16-SUP-006** – A request for a Special Use permit has been made by Hutkin Development on behalf of Breakout Operating, LLC for an Amusement establishment located at 14523 Manchester Road. The property is zoned C-1 Commercial District.

Speaking first for the case was Mr. Gene Holtzman of Hutkin Development. Mr. Holtzman acts as one of the managing agents for the Baxter Shops at 14523 Manchester Road and was present to facilitate support for the Special Use Permit for Breakout Games. Mr. Holtzman said that anytime they are looking for tenants of a property that they look for a business that fits both the character and function of a property and adds to it in terms of tenant mix and the customers they draw to their facility. Also, they look at the operational experience and capital investment that a company can maintain. In the case of Breakout Games joining Baxter Shops, they are an ideal tenant in Hutkin's perspective. Mr. Holtzman said that Breakout games is an excellent use for the center, which they will draw in exactly the type of customer that will only add to the existing businesses in the area. Mr. Holtzman said that the Baxter Shops center has an unusually high parking ratio reaching 8:1.

Also present to represent the case was Bryce Anderson of Breakout games. Mr. Anderson began with an introduction to the Breakout Games experience. He said that the Games are more mental than physical. It is a bit like being 'Sherlock Holmes' or "a type of 'National Treasure' where a group of people are locked into a room and need to solve the situation to move on and finally win their way out of the game. Breakout Games as a company has been around for about 16 months, starting in Lexington, Kentucky and gradually moving across the country and now coming to the City of Manchester.

Commissioner Korte clarified that there were 15 current locations with 20 more scheduled to open. Commissioner Korte asked where the St. Louis location was located. Mr. Anderson corrected that the location to open in Manchester would be the St. Louis location.

Alderman Clement asked for clarification on the parking breakdown; stating that it seems this type of experience may attract a lot of teens that want to hang out and there may not be enough parking spaces for larger groups at maximum capacity. Mr. Anderson replied that the great thing about breakout games is that all game booking is confirmed on-line, so that if the company wants or needs to cap the attendance then they can control the booking on the internet. Alderman Clement also asked if the Special Use permit were granted, when the renovation could be expected and what the proposed opening date would be for this business. Mr. Holtzman said that there would probably be about 6 weeks of interior renovations needed and then another 2 weeks of internal business and staffing setup.

Acting Chairman Fluchel asked for clarification as to how many rooms would be open and if the maximum amount of people at one time would be 46. Mr. Anderson said that Breakout Games would probably start with 3 rooms with the expectation to move to 5 rooms. Mr. Anderson also said that the timing for each room is staggered so that the games don't start all at the same time. For instance, if one game room starts at 8:00 PM, then the next would start at 8:15 PM. The games would start at different times so that customers are coming and going at different times. Acting Chairman Fluchel asked what the cost might be for a game. Mr. Anderson said that it will probably be \$25.00.

Acting Chairman Fluchel also asked about a previous business of a dry cleaner being proposed for the same location. Mr. Gene Holtzman of Hutkin Development answered that the dry cleaner proposition ended up having some difficulties in development and is no longer in contention for the Baxter Shops location. Mr. Holtzman wanted to address the parking arrangements a little further, specifically Mr.

Holtzman wanted to highlight that the Breakout Games busiest times will not be the same as most of the other tenants in the Baxter Shops.

Commissioner Korte made the motion for favorable recommendation of the Special Use Permit of CASE #16-SUP-006. Commissioner Smith seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

- C. **CASE #16-REZ-001** – A request for Rezoning has been made by Thompson Thrift Development, Inc./Watermark Residential to rezone a tract of land at 322 Highlands Boulevard from R-1 Single Family Residential District to PRD Planned Residential District

The introduction to the case was given by Gary Feder attorney with Husch Blackwell representing his clients Carrie LaFay and Jose Kreitz of Watermark Residential. The property in reference is the McKee property which is a relatively undeveloped property and is an ideal site for a residential project of the Watermark caliber. The R-1 Single Family Residential is not suited for this scale of apartment project. As Mr. Feder has combed through the City's Code it became obvious that the Planned Residential District (PRD) is an ideal fit for a large scale project. The whole idea of a PRD is to give the Developer some flexibility while being carefully monitored by the City so that the project proves a good fit for the City. The PRD allows the Plan Commission and developer to agree on overview of the Site Plan review and Architectural review process. Mr. Feder and his clients understand that this Rezoning needs to go to the Board of Alderman, but they are in need of a favorable recommendation from the Planning Commission to continue the process. Moving forward, Watermark is working with Stock and Associates with Site Plan development with drainage, utilities, road access, etc.

Furthermore, Mr. Feder mentioned that Watermark is looking at about 250 apartment homes, with an average size unit of 1215 sq ft. The buildings would be two-story and the density of the property would be about 16.7 unit per acre in a clustered in a layout. In reference to the road access, the project does depend on the creation of a connector road that will link the existing Highlands Blvd. on the west to the existing 'Menards' access on the east. The McKee site has limited access, but the transition is to expand the access from Highlands all the way to Menards. Discussions will be on-going with the Transportation Development District (TDD), which maintains the Highlands Boulevard and, and with Menards to have an access agreement. However, the process for rezoning needs to be dealt with so that road development agreements can continue to develop with a real project.

Mr. Feder mentioned that there have been efforts to communicate with the near-by residents that may be closely affected with the development. There has been a lot of excitement and interest from the residents, as well as some concerns about road access with the Highlands Development and the access road to the apartments.

Also speaking for the Case was Carrie LaFay of Watermark Residential. This apartment development by Watermark Residential can meet all the criteria of the City's PRD Plan. Ms. LaFay described that the development would consist of two story housing with an attached garage. This is considered a Class A community with rent coming to about \$1500.00 a month. There will be a focus on landscaping, amenities, state of the art fitness equipment, patio and pool. Each unit would be a part of the premium package with stainless steel appliances and granite countertops. The desire of Watermark is to maintain & retain their residents.

Ms. Lafay continued that they have noticed a shift in the housing market. More specifically, with millennials, there is not necessarily a draw to home-ownership, but rather, there is a desire for quality housing and flexibility. Therefore, this luxury housing that Watermark can provide will be sustainable within the market.

In reference to the concerns about the access road, Ms. LaFay discussed how Watermark has taken these concerns to their developer and engineer in the attempt to come up with the best remedy. The

necessary recommendations proceeded that the best placement of the access road will run north in the property but would have a buffer with grading and trees. There would be a minimum of 50 ft from the road to the nearest home.

Commissioner Smith asked Director Kennett for more clarification of the PRD District as a concept. Ms. Kennett replied that the PRD provides more flexibility to the overall residential concept. It is a way for the City to have a planned unit so that we have a joint effort to craft the development with setbacks and make-up. Ms. Kennett also clarified that once the recommendation is made, the rezoning request would go before the Board of Alderman. If the Board of Alderman vote to enact the Rezoning, then Watermark would move forward with Site Plan development and application which would need to come before the Planning Commission. Director Kennett stated that the rezoning of this property is a catalyst to move the project forward.

Alderman Clement asked if the parcel in question to be rezoned was strictly in reference to the McKee property or if the rezoning would affect other properties. Ms. Kennett clarified that the rezoning is strictly in reference to the McKee property. Alderman Clement asked if this were granted, then what might a timeline of development look like. Ms. LaFay answered that there would be a design phase of about 6 months, with a ground breaking within 12 months and the full project coming to about 19 months.

Commissioner Korte asked Director Kennett if she agreed with the classification of PRD. Ms. Kennett confirmed. Commissioner Korte asked for clarification as to the existing driveway. Ms. LaFay answered that they have been in discussion with the adjoining property owner and easement holder and Menards to develop an access road. Commissioner Korte referenced the traffic report and questioned if the City requested the report. Ms. Kennett said that the City requested the report for the summation of the existing Highlands development conditions. Additionally, in the Site Plan approval process the City may have more input as to the existing traffic conditions and proposed conditions.

Acting Chairman Fluchel asked if Watermark Residential is prepared to improve the entrances of the Highlands development. Ms. Kennett clarified that this will be part of the Site Plan application process. Acting Chairman Fluchel asked for clarification on the structures and placement of the apartment complex to the adjacent houses. Ms. LaFay confirmed that there would be 250 units, all the buildings being no taller than two-story buildings on a 19 acre lot. Ms. LaFay also explained that the apartment access road would be no closer than 50 feet from the nearest house.

Commissioner Smith made the motion for favorable recommendation of the Special Use Permit of CASE #16-REZ-001. Commissioner Korte seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Kennett relayed that Code Enforcement is very busy and all Planning & Zoning staff is fielding calls and issues. We have been working through the paperwork and plans of some large projects occurring in Manchester and also advising smaller businesses that are coming into the City.

8. EX-OFFICIO'S REPORT

Alderman Clement said that the Board of Alderman are still considering the Parkway School District scoreboard. A decision for the scoreboard amendment should be made at the next Board of Alderman meeting. All other points of the meeting

9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION

Acting Chairman Fluchel referenced the Culver's restaurant on Manchester Road and asked if there was an amendment in having an additional road and entrance. City Attorney Gunn answered that an additional street or entrance will not be allowed for Culver's and that most likely what was referenced was a construction access.

10. ADJOURNMENT

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of June 13, 2016 at 8:00 p.m. Motion seconded by Commissioner Smith; motion approved by voice vote. The vote taken was recorded as follows:

Ayes	Nays	Abstentions	Excused
4	0	0	3

Respectfully submitted by:
Kimberly Fels, Recording Secretary
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